

Lake Lane, Frampton On Severn GL2 7HG

£425,000

naylor powell

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• Semi-detached house • Four sizeable bedrooms • Three reception rooms • Enclosed rear garden • Integral garage with power and light • Driveway parking for three vehicles • Situated in a sought-after village location • Freehold • Council tax band D (£2,403.50) • EPC rating D59

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Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall
uPVC double-glazed door to entrance hall, double-glazed Velux window and uPVC double-glazed window to front elevation. Access to living room and cloakroom. Radiator.

Living Room/Diner
uPVC double-glazed sliding door to rear garden. Mendip multi-fuel burner. Two radiators.

Inner Hallway
Access to living room, dining room, study, storage cupboard and stairs rising to the first floor.

Kitchen/Breakfast Room
uPVC double-glazed French doors to garden, uPVC double-glazed window to rear elevation, uPVC double-glazed window to side elevation and two double-glazed Velux windows. Range of wall and base units to include one and a half bowl sink with mixer tap and drainer, freestanding Range style oven with five ring electric hob, integrated fridge/freezer and integrated dishwasher. Radiator.

Family Room
uPVC double-glazed window to front elevation. Radiator.

Study
uPVC double-glazed window to rear elevation. Radiator.

Utility Room
uPVC double-glazed window to side elevation. Sink with mixer tap and drainer. Space for washing machine. Access to garage and kitchen. Radiator.

Cloakroom
uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Radiator.

Bedroom One
uPVC double-glazed window to rear elevation. Access to dressing room. Radiator.

Dressing Room
Fitted wardrobes. Access to en-suite and bedroom one.

En-Suite Shower Room
uPVC double-glazed window to front elevation. Low-level WC, walk-in shower and wash hand basin. Heated towel rail.

Bedroom Two
uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Radiator.

Bedroom Four
uPVC double-glazed window to rear elevation. Radiator.

Bathroom
uPVC double-glazed window to front elevation. Low-level WC, bath with shower over and wash hand basin. Airing cupboard. Radiator.

Outside
Externally, the property enjoys a beautifully landscaped plot. A spacious driveway provides off-road parking for three vehicles comfortably and leads to the integral garage, which benefits from power, lighting and a Velux-style roof window. The front garden is attractively presented with established flower, shrub borders and a crab apple tree, creating a welcoming approach, while practical features include outside lighting and an external tap. The enclosed rear garden has been thoughtfully landscaped to provide a wonderful outdoor retreat. Predominantly laid to lawn, as well as a paved patio. Boasting a greenhouse, it adds further appeal for keen gardeners.

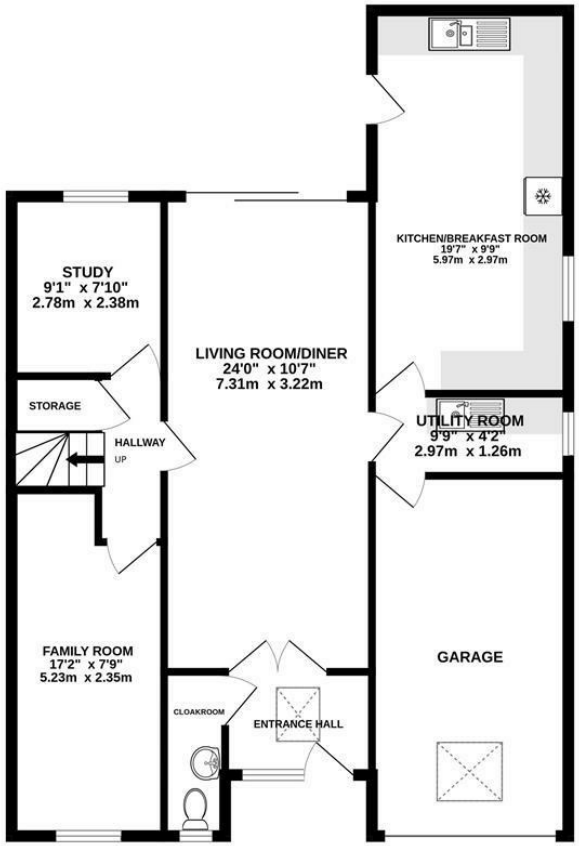
Location
Frampton-on-Severn is one of Gloucestershire's most picturesque and sought-after villages, renowned for its beautiful village green, strong sense of community and charming rural setting. The village offers an excellent range of everyday amenities, including a village shop with post office, doctors' surgery, primary school and welcoming pub. Residents can enjoy an abundance of scenic countryside walks, with the nearby Gloucester & Sharpness Canal and the River Severn at Arlingham providing idyllic routes for walking, cycling and wildlife watching. The canal is also popular with boating enthusiasts, offering moorings and hosting a variety of community and family events throughout the year. Ideally positioned for commuters, Frampton-on-Severn is located a short drive from Junction 13 of the M5 and the A38, providing convenient access to Gloucester, Cheltenham and Bristol. For those travelling further afield, mainline railway stations at Stonehouse and Stroud offer direct services to London Paddington, while Cam & Dursley station provides regular connections to Bristol, Gloucester and beyond.

Material Information

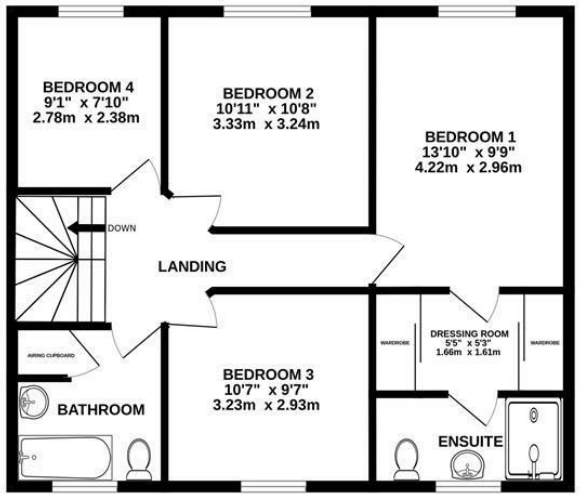




GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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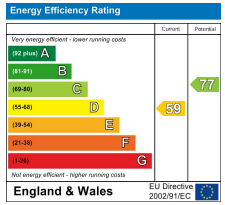
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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